



Anne French
Your REALTOR®
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287 peigan Court W
Lethbridge, Alberta

MLS # A2282208



\$375,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	932 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave Hoodfan, Washer, Dryer, A/C, Window Coverings (not belonging to tenants). All good included in "as-is" condition.

This 4-bedroom, 2-bathroom home offers great potential for first-time buyers, investors, or anyone looking for an income property in a convenient west-side location. The main floor features a bright living room, a kitchen that opens to the dining area, two bedrooms, and a full bathroom. Downstairs, the basement includes a spacious family room, two generously sized bedrooms, a second full bathroom, along with laundry and storage space. Outside, you'll find a fully fenced backyard, front driveway parking, plus an additional rear parking spot. Ideally situated close to shopping, grocery stores, restaurants, parks, and schools, this property offers solid value and plenty of opportunity to make it your own.